



Smart Light Industrial And /or Warehouse premises

TO LEASE or RENT

C.4,500 sq ft / 418.21 sq m approx



54, Tanners Drive, Blakelands, Newport Pagnell MK14 5BU

Location:

The premises are located within the Tanners Drive employment zone area of Blakelands, close to Newport Pagnell Centre.

Newport Pagnell offers all the local retail shopping facilities whilst access to J14 of the M1 motorway is within 5 minutes driving distance.

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Area: Gross internal areas only.

4,500 sq ft approximately

Features:

- **Ground & First floor offices to front**
- **Approx 6 m eaves**
- **Open plan layout to warehouse area**
- **Gas heating to offices**
- **Very good condition throughout.**
- **Flexible terms**
- **Available to rent or lease for 4 years**

Lease:

The premises are available to lease. Rent £31,864 pa exclusive. Terms to be agreed between the parties.

Full details on application.

Parking:

Allocated car spaces available.

Service Charge:

There is a service charge to maintain the communal areas and estate. Details on request. This cost can be included within the rent.

Business Rates:

Details to be clarified. Please contact us for further information.

Viewing:

Strictly by appointment.

Please call

Commercial Lynx on **01908 37 37 88** or alternatively

E Mail info@commercial-lynx.co.uk

photos : Ground floor interior



